

BOARD OF ARCHITECTURAL REVIEW
AGENDA
January 15, 2015 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – December 18, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

15-001 Request of Theodora Hargraves for a Certificate of Appropriateness to replace windows at 216 South Cameron Street.

15-005 Request of FFC Properties LLC for a Certificate of Appropriateness to replace windows at 716 South Washington Street.

4. OLD BUSINESS

BAR-14-758 Request of John and Beth Elgin for a Certificate of Appropriateness to build a side porch addition at 446 North Braddock Street.

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, December 18, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Vice Chairman Bandyke, Mr. Serafin

ABSENT: Mr. Walker, Ms. Jackson, Ms. Elgin

STAFF: Josh Crump, Carolyn Barrett

VISITORS: Adam Wilfong

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of December 18, 2014. Hearing none, Chairman Rockwood called for a motion. Mr. Serafin moved to approve the minutes. Chairman Rockwood seconded the motion. Voice vote was taken and the motion passed 2-0-1. Vice Chairman Bandyke abstained.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR-14-751 Request of First United Methodist Church for a Certificate of Appropriateness to change the roof from asphalt shingles to a standing seam metal roof at 308 North Braddock Street.

Mr. Wilfong, Chairman of the Trustees of the First United Methodist Church, presented the outline of the roofing project. He stated that according to three contractors consulted, the semi-circular upper roof was too flat to use asphalt shingles and a metal roof was recommended. The lower section will be replaced later. The roof would be riveted and snow guards would be attached. The board members asked how the metal roofing would be installed. Mr. Wilfong described the method the contractor would be using. Mr. Bandyke asked if there was a balcony in the clerestory. Mr. Wilfong said that there is a combination of storage and classrooms underneath and the roof is leaking in that area necessitating the replacement.

Chairman Rockwood called for a motion. Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-751** for First United Methodist Church to install a standing seam, charcoal colored, metal roof to the roof above the clerestory only. It will also have snow birds painted the same color and the hip and ridge are true standing seams, no caps.

Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 3-0.

BAR-14-758 Request of John and Beth Elgin for a Certificate of Appropriateness to build a side porch addition at 446 North Braddock Street.

Chairman Rockwood called for a motion. Mr. Bandyke made a motion to table the request until the January 15, 2015 meeting. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 3-0.

OLD BUSINESS:

None

DISCUSSION:

Mr. Crump said an e-mail had been sent out December 9, 2014 from the Old Town Development Board Design Committee regarding the proposed vestibule at the Union Jack Restaurant. The OTDB will be having a meeting on January 8, 2015 to discuss the issue. City staff and City Council want to get together with the OTDB to work out a policy regarding outdoor vestibules.

Mr. Bandyke asked about Aroma Deli putting up a railing on the front porch of the business. There are some planter boxes there instead. Mr. Bandyke asked if the City was liable if someone falls off the porch because the BAR did not push for the railing to be installed. Mr. Crump said he would look up the case file and talk to the Zoning Director and the City Attorney.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:14pm.

CERTIFICATE #: BAR- 15-001
DATE SUBMITTED: 1/2/15



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>540-533-4151</u> Telephone	<u>Theodora Hargraves</u> Applicant
<u>RPHarg@comcast.net</u> E-mail address	<u>216 S. Cameron St</u> Street Address
	<u>Winchester, VA 22601</u> City / State / Zip

<u>Theodora E. Hargraves</u> Property Owner's Signature	<u>Theodora E. Hargraves</u> Property Owner (Name as appears in Land Records)
<u>540-533-4151</u> Telephone	<u>216 S. Cameron St.</u> Street Address
<u>RPHarg@comcast.net</u> E-mail address	<u>Winchester, VA 22601</u> City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 216 S. Cameron St. Use: Residence
Zoning: RBI (HW) Year Constructed: 1880 Historic Plaque? Y() N(X) Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☒ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) 1/15/15

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

Board of Architectural Review – Application
Property Owners: Rodger & Theodora Hargraves
Property at: 216 South Cameron St., Winchester

Review of application for replacement of existing windows in 2 story brick portion of home. It is the objective of the above owners to replace the original windows in the home with modern energy efficient windows. Replacement is based on condition of original windows and emergency egress concerns. Current windows are in poor condition with loose joints and rotting sills. Water migration is affecting interior plaster and wood trim. In addition windows do not stay open without being supported with a brace. We plan on replacing windows with a quality replacement; wood interior and exterior, dual pane window which will resemble the existing windows with an applied muntin replicating the current 2 over 2 configuration (Pella Architectural Series is being considered if approved). Replacement windows will also allow for the removal of current storm windows which detract from the appearance of the home. Window replacement will be for the 9 original windows on 3 sides of the structure (4th has no windows), but does not include the large picture window that was added to the front facade (after a truck partially destroyed front wall) prior to purchase by current owners. Windows will be painted off-white when installed.

Over the past 35 years several repairs have been made to prolong the life of the current windows including sill replacement (one window), wood bonding and filler on weak rotting sills and metal flashing to cover sills. These are no longer providing adequate protection and water is migrating into the surrounding old brick and mortar causing further structural issues. The 1890s construction on this home is 2 courses of brick with plaster directly against the brick.

Hargraves House 216 South Cameron St

Exterior View



Hargraves House
216 South Cameron St

Interior Water Damage (long term effects)



CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1970

Address: 216 S. SECOND ST. Present Use: Commercial
 Map & Parcel: 193 - (1) Assessed Value: 23,100
 Tract & Block: Q-2 Historic Name:
 Present Owner: Keith Jenkins Original Owner:
 Address: ET UX Original Use:

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 (80) 90 1900 19__

Style: (Vern.) L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
 B.Arts None+ None-

Stories: (B) 1 1½ (2) 2½ 3 3½ 4 -

Material: Stone Log Clapbrd. Wd.Fr. (Brk.) Plas. Foundation Stone

Modifications: Minor (Moderate) Extensive

Physical Condition: (Standard) Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good (Average) None

Architectural Description

The facade of this 2 story house has been altered to make it quite awkward looking. The picture window and doorway with separate "transom" light are inappropriate to the scale and period of the other features. The 3 bays of the second story windows have 2 over 2 lights. There are carved cornice brackets, a tin A-roof, and a left end chimney.

Historical Significance:

National State/Regional Local (None)

Historical Description

A car rammed into the lower level of this house a number of years ago and the present picture window and door arrangement were created when the house was repaired following the accident.

References:





City of Winchester

216 South Cameron Street

Tax Map Number: 193-1-Q-3A-

DHR Resource Number: 138-0042-0256

Resources: 1 single dwelling

Date/Period: ca. 1880

Style: Italianate

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This single dwelling is located on the east side of South Cameron Street and fronts the brick sidewalk, with no setback. The dwelling is sited on a level lot that features mature trees. An unpaved drive enters the property from South Cameron Street and runs north of the dwelling towards the rear of the property. Metal chain-link fencing bounds the property on the north and south edges.

Secondary Resource Summary: There are no visible secondary resources associated with this property.

Primary Resource Description: This two-story, two-bay single dwelling has a rectangular form and is set on a solid stone foundation that has been painted. The dwelling, reflecting elements of the Italianate style, is laid in six-course, American-bond brick and has a side entry. A brick chimney rises through the center of the building, piercing the side-gabled roof of standing-seam metal at the ridge. The roof is finished with overhanging eaves, a raking cornice, and a scrolled modillion cornice. A brick stoop is located in front of the main entry on the southwest corner. The window openings on the second story of the façade contain 2/2, double-hung, wood-sash with ogee-molded wood surrounds, wood sills and brick jack arches. The northernmost bay of the first story contains a fixed, one-light picture window flanked by 1/1, double-hung, wood-sash windows. These windows have ogee-molded wood surrounds and a rowlock brick sill. A single-leaf, paneled wood door is located in the southernmost bay and is protected by a metal-frame glass storm door. The door has a stained glass transom window, which is most likely not original. The transom has a brick jack arch. The north side elevation is fenestrated with 2/2, double-hung, wood-sash windows with ogee-molded wood surrounds, wood sills and brick jack arches. The upper gable end of the south side elevation contains a louvered wood vent with a wood sill.

A one-story, full-width addition is located on the rear (east) elevation and is clad with vinyl siding. The front-gabled roof is covered with standing-seam metal and features overhanging eaves. The north side elevation is fenestrated with a 1/1, double-hung, vinyl-sash window. The foundation was not visible from the public right-of-way. A one-story addition is located on the rear (east) elevation of the first addition and is set on a solid concrete foundation. The addition is clad with vinyl siding and is covered by a front-gabled roof of standing-seam metal. A one-story, shed-roofed addition is located on the rear of the first addition and is clad with wood weatherboard siding. This addition was not visible from the public right-of-way. These additions are noted on the Sanborn Fire Insurance Map in 1885, the first year that Winchester was mapped.

Significance Statement: This single dwelling is indicative of the domestic architecture constructed in the City of Winchester during the late nineteenth century. Walter Kidney, a local historian, records in his book (*Winchester: Limestone, Sycamores and Architecture*) that the building dates from circa 1880; and the Sanborn Fire Insurance maps document this building on this property to 1885, the first year that Winchester was mapped. The single dwelling, reflecting elements of the Italianate style, retains sufficient integrity of the main block despite modest additions to the rear of the dwelling. Therefore, this single dwelling qualifies under Criteria A and C as a contributing resource to the Winchester Historic District.

CERTIFICATE #: BAR- 15-005
DATE SUBMITTED: 1/5/15



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>603) 967-1161</u> Telephone	<u>FFC Properties, LLC / Brian Fowler</u> Applicant
<u>b.fowler@ffcproperties.com</u> E-mail address	<u>17090 Quail Creek Circle</u> Street Address
	<u>Hamilton, VA 20158</u> City / State / Zip

<u>Brian Fowler</u> Property Owner's Signature	<u>FFC Properties, LLC</u> Property Owner (Name as appears in Land Records)
<u>603) 967-1161</u> Telephone	<u>17090 Quail Creek Circle</u> Street Address
<u>b.fowler@ffcproperties.com</u> E-mail address	<u>Hamilton, VA 20158</u> City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 716 South Washington Street Use: Residential
Zoning: MR (HW) Year Constructed: 1865 Historic Plaque? Y() N(☒) Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☒ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) 1/15/15

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

FFC PROPERTIES,LLC

17090 Quail Creek Circle Hamilton,VA 20158

Board of Architectural Review

Rouss City Hall

15 North Cameron St

Winchester,VA 22601

RE: 716 SOUTH WASHINGTON ST

As owner of FFC Properties,LLC and owner of 716 South Washington Street I am submitting the necessary application and supporting documentation for your review to obtain approval to keep the existing replacement windows that were recently installed at the property above. I was recently made aware that this property is located in the Winchester historic district and therefore requires approval from your Board of Architectural Review before altering the "exterior architectural appearance" which includes window replacement. Had I known earlier that this property was located in the historic district I can assure you that I would have sought the Board's approval before purchasing and installing the windows. I am therefore seeking the approval of the Board to keep the existing windows currently installed in the home at 716 South Washington Street based on the following information.

To begin with, my company purchased the property, 716 South Washington Street, at a trustee foreclosure auction at the Winchester courthouse in May of 2014. The sale was conducted by Samuel I. White,P.C. the trustee for the foreclosing mortgage company. Because of the nature of these types of sales the trustee does not make any representations, warranties or disclosures of any type regarding the property, so whether the trustee knew it or not he did not disclose the historical significance of the property and as such I purchased the property "as is." In addition, the former owner was still occupying the property at the time of purchase and at no time during the eviction process did he or a neighbor or anyone from the city or sheriff's department inform me that the property was in a historical district. Additionally, there are no placards or plates at the property nor are there any codes or information in the city tax records that designate this property as being historical. I state all of this not to use as an excuse to gain the approval from the Board, but rather to explain to the Board the circumstances under which the property was purchased and to inform the Board that the installation of the existing windows was not done intentionally to circumvent the approval process.

In addition, when we finally obtained possession of the property several months after purchasing the property, we noticed that the windows throughout the house were in very poor condition, were not insulated in anyway and were unusable and therefore unsafe. Many would not either open or stay up when opened and a great deal of them had wood rot around the windows. There were also various types of windows throughout the house. The former owner had replaced a few of the original windows on the left side of the house with vinyl replacement windows, but the vast majority of windows were in badly need of replacing and were older wood framed windows. We knew that any prospective owner or occupant would want to replace them, so that they not only functioned properly, but also provided some type of insulation value. Based on the age of the home and the surrounding homes we did want to preserve the same architectural appearance. Therefore, we purchased the current windows in the home to not only match the replacement windows the former owner had installed years before we bought the home, but to also match other homes with similar style windows throughout the area.

Furthermore, I have attached copies of the invoices of the windows we purchased from Lowes as supporting documentation. The invoices contain all the details of the windows including prices, sizes, materials and dimensions. We chose these particular windows not only for their low maintenance and energy efficiency, but more importantly because they appeared to maintain the architectural character of the home and surrounding neighborhood. All of the windows are traditional in style and the majority due to their dimensions are 6/6 pane windows, which coincide with the time period of not only our home, but surrounding homes. I have included pictures of the property labeled 716 S Washington at all angles, so that the Board can view the windows and see that we have maintained the architectural character of the home. As further documentation I have included pictures of homes throughout the historic Winchester district that appear to have windows of similar style and material.

In summary, I am requesting approval from the Board to keep the existing windows installed at the property at 716 South Washington Street for several reasons. First of all, the windows installed conform to the architectural appearance of the time period of the home and surrounding homes throughout the historic district. Additionally, the current windows are a major improvement from the previous ones, they increase the value of the property, they save on energy consumption for any subsequent homeowner and they do not detract in any way from the home's appearance. Secondly, the pictures submitted show that the windows we installed at 716 South Washington Street match the windows of many other homes throughout the district. Therefore, since other homeowners in the district have windows of similar style and material then we should be allowed to keep ours as well. Lastly, I am requesting the Board's approval due to the fact that the windows have already been purchased and installed. Having to remove the current windows and install different ones would cause unnecessary and undo financial hardship, since we spent close to \$10k installing the current windows. We would not only lose that money invested into the home, but we would also have to spend an additional \$10k+ to install a different set of windows if the Board so chose.

Respectfully,

A handwritten signature in black ink, appearing to read "Dan Fick". The signature is fluid and cursive, with a large initial "D" and "F".

[<< Back to search results page](#)
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 Questions? Please contact the [Commissioner of the Revenue's Office](#)
Property/Owner Information

Record Number 2859
Account Number 2811
Tax Map Number 212-1-C- 4-
Physical Address 716 S WASHINGTON ST
 FFC PROPERTIES LLC
Owner / Mailing Address 17090 QUAIL CREEK CIRCLE
 HAMILTON VA 20158
Acreage 0.2800
Magisterial District S
Zoning MR

Assessment Information

Land Value 140000
Improvement Value 241200
Total Value 381200
Land Use Value 0

Transfer Information

Grantor KIBLER RICHARD D
Date Sold 05/29/2014
Selling \$ 230100
Instrument Number LR 2014 0001154
Deed Book & Page 0000

Building Description

Dwelling Number 1
Year Built 1865
Occupancy Code 10
Number of Stories 2.00
Number of Dwelling Units 1
Total Area 2773.8
Foundation Type 12
Exterior Wall 21
Roof Type 30
Roofing Material 41
Number of Rooms 9
Number of Bed Rooms 4
Number of Full Baths 3
Number of 1/2 Baths 1
Number of Fireplaces 0
Number of Flues 0
Type of Heat 32
Type of Fuel 42
A/C N
Basement Type Code 59
Basement % 0%
Basement Sq. Ft. 0
Finished Basement % 0%
Garage Type 64
Garage (Number of Cars) 2
Carport Type 67
Carport (Number of Cars) 0

Land Description

Description 1 BILL BRUNDIGE MINOR
 S/D L-1
Water 30
Sewer 40
Gas Y
Electric Y
Frontage 1 75.83
Depth 1 161.24
Area 1 12213
Frontage 2 0.00
Depth 2 0.00
Area 2 0

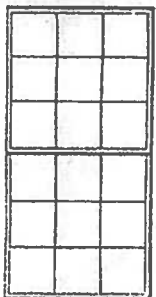
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LOWE'S HOME CENTERS, LLC #1602
13720 SMOKETOWN ROAD
WOODBIDGE, VA 22192-4205
USA
(703) 586-4000



Project #: 422554627 Description: Double Hung Windows CCI
Customer Name: EDWIN ALVAREZ
Customer Phone: (571) 353-5323
Customer Address: ABC
WOODBIDGE, VA 22193
USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: ThermaStar by Pella (R)			
RO Size = 34 1/4" W x 66 1/4" H	34" x 66"			
Frame Size = 34" W x 66" H	Product: Windows			
	Type: Double Hungs			
	Manufacturer: ThermaStar by Pella (R)			
	Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).			
	Energy Star(R) Zone: North Central			
	Room Location: Other 1			
	Material: Vinyl			
	Frame Type(Overall Width): Replacement Frame (3 1/4" OAW - No Fin)			
	Sloped Sill Adaptor: Yes - Included			
	Head Expander: No - Not Included			
	Configuration: One Wide			
	Frame Size Width: 34"			
	Frame Size Height: 66"			
	Vent Size: 1/2 Vent			
	Exterior Finish: White			
	Interior Finish: White			
	Glazing: Advanced Low-E			
	Argon Gas Filled IG: Yes - Argon Gas			
	Tempered Glass: Annealed			
	Grilles Between Glass Type: 3/4" Contour			
	Grille Pattern: Standard Colonial			
	Top Sash Lite Pattern: 3W3H			
	Bottom Sash Lite Pattern: 3W3H			
	Hardware: 2 Cam/Keeper Lock Sets			
	Hardware Color: White			
	Screen: Half Unit Fiberglass Screen			
	Design Performance: Standard			
		\$254.02	9	\$2,286.18

Will This Product Be Installed By Lowe's (R)?: Not Installed
By Lowe's (R)
Lead Time: 23
M2O Order Type: No

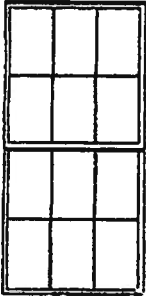
***This price reflects a 15% off Promotion on SOS
ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
10/21/14***

This quote is good 10/01/14 to 10/21/14

0002

RO Size = 28 1/4" W x 56
1/4" H

Frame Size = 28" W x 56" H



Manufacturer: ThermaStar by Pella (R)

28" x 56"

Product: Windows

Type: Double Hungs

Manufacturer: ThermaStar by Pella (R)

Energy Star(R) Qualified Products Only: Yes - I would like to
view only the units that are qualified for Energy Star (R).

Energy Star(R) Zone: North Central

Room Location: Other I

Material: Vinyl

Frame Type(Overall Width): Replacement Frame (3 1/4"
OAW - No Fin)

Sloped Sill Adaptor: Yes - Included

Head Expander: No - Not Included

Configuration: One Wide

Frame Size Width: 28"

Frame Size Height: 56"

Vent Size: 1/2 Vent

Exterior Finish: White

Interior Finish: White

Glazing: Advanced Low-E

Argon Gas Filled IG: Yes - Argon Gas

Tempered Glass: Annealed

Grilles Between Glass Type: 3/4" Contour

Grille Pattern: Standard Colonial

Top Sash Lite Pattern: 3W2H

Bottom Sash Lite Pattern: 3W2H

Hardware: 1 Cam/Keeper Lock Set

Hardware Color: White

Screen: Half Unit Fiberglass Screen

Design Performance: Standard

Will This Product Be Installed By Lowe's (R)?: Not Installed
By Lowe's (R)

Lead Time: 23

M2O Order Type: No

***This price reflects a 15% off Promotion on SOS
ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
10/21/14***

This quote is good 10/01/14 to 10/21/14

\$214.38

10

\$2,143.80

0003

Manufacturer: ThermaStar by Pella (R)

28" x 54"

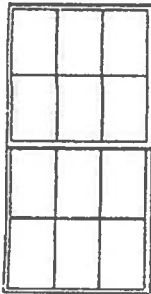
\$210.57

6

\$1,263.42

RO Size = 28 1/4" W x 54 1/4" H

Frame Size = 28" W x 54" H



Product: Windows
Type: Double Hungs
Manufacturer: ThermaStar by Pella (R)
Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).
Energy Star(R) Zone: North Central
Room Location: Other I
Material: Vinyl
Frame Type(Overall Width): Replacement Frame (3 1/4" OAW - No Fin)
Sloped Sill Adaptor: Yes - Included
Head Expander: No - Not Included
Configuration: One Wide
Frame Size Width: 28"
Frame Size Height: 54"
Vent Size: 1/2 Vent
Exterior Finish: White
Interior Finish: White
Glazing: Advanced Low-E
Argon Gas Filled IG: Yes - Argon Gas
Tempered Glass: Annealed
Grilles Between Glass Type: 3/4" Contour
Grille Pattern: Standard Colonial
Top Sash Lite Pattern: 3W2H
Bottom Sash Lite Pattern: 3W2H
Hardware: 1 Cam/Keeper Lock Set
Hardware Color: White
Screen: Half Unit Fiberglass Screen
Design Performance: Standard
Will This Product Be Installed By Lowe's (R)? : Not Installed By Lowe's (R)
Lead Time: 23
M2O Order Type: No

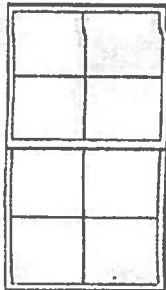
***This price reflects a 15% off Promotion on SOS
ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to 10/21/14***

This quote is good 10/01/14 to 10/21/14

0004

RO Size = 24 1/4" W x 42 1/4" H

Frame Size = 24" W x 42" H



Manufacturer: ThermaStar by Pella (R)

24" x 42"

Product: Windows
Type: Double Hungs
Manufacturer: ThermaStar by Pella (R)
Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).
Energy Star(R) Zone: North Central
Room Location: Other I
Material: Vinyl
Frame Type(Overall Width): Replacement Frame (3 1/4" OAW - No Fin)
Sloped Sill Adaptor: Yes - Included
Head Expander: No - Not Included
Configuration: One Wide

\$180.14

1

\$180.14

Frame Size Width: 24"
 Frame Size Height: 42"
 Vent Size: 1/2 Vent
 Exterior Finish: White
 Interior Finish: White
 Glazing: Advanced Low-E
 Argon Gas Filled IG: Yes - Argon Gas
 Tempered Glass: Annealed
 Grilles Between Glass Type: 3/4" Contour
 Grille Pattern: Standard Colonial
 Top Sash Lite Pattern: 2W2H
 Bottom Sash Lite Pattern: 2W2H
 Hardware: 1 Cam/Keeper Lock Set
 Hardware Color: White
 Screen: Half Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)? : Not Installed
 By Lowe's (R)
 Lead Time: 23
 M2O Order Type: No

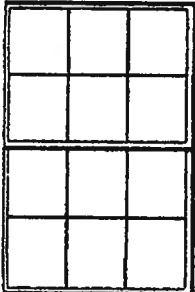
 ***This price reflects a 15% off Promotion on SOS
 ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
 10/21/14***

 This quote is good 10/01/14 to 10/21/14

0005

RO Size = 36 1/4" W x 54
1/4" H

Frame Size = 36" W x 54" H



Manufacturer: ThermaStar by Pella (R)

36" x 54"

Product: Windows

Type: Double Hungs

Manufacturer: ThermaStar by Pella (R)

Energy Star(R) Qualified Products Only: Yes - I would like to
view only the units that are qualified for Energy Star (R).

Energy Star(R) Zone: North Central

Room Location: Other I

Material: Vinyl

Frame Type(Overall Width): Replacement Frame (3 1/4"

OA W - No Fin)

Sloped Sill Adaptor: Yes - Included

Head Expander: No - Not Included

Configuration: One Wide

Frame Size Width: 36"

Frame Size Height: 54"

Vent Size: 1/2 Vent

Exterior Finish: White

Interior Finish: White

Glazing: Advanced Low-E

Argon Gas Filled IG: Yes - Argon Gas

Tempered Glass: Annealed

Grilles Between Glass Type: 3/4" Contour

Grille Pattern: Standard Colonial

Top Sash Lite Pattern: 3W2H

Bottom Sash Lite Pattern: 3W2H

Hardware: 2 Cam/Keeper Lock Sets

\$225.79

1

\$225.79

Hardware Color: White
 Screen: Half Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)?: Not Installed
 By Lowe's (R)
 Lead Time: 23
 M2O Order Type: No

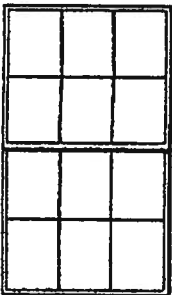
***This price reflects a 15% off Promotion on SOS
 ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
 10/21/14***

This quote is good 10/01/14 to 10/21/14

0006

RO Size = 32 1/4" W x 54
 1/4" H

Frame Size = 32" W x 54" H



Manufacturer: ThermaStar by Pella (R)

32" x 54"
 Product: Windows
 Type: Double Hungs
 Manufacturer: ThermaStar by Pella (R)
 Energy Star(R) Qualified Products Only: Yes - I would like to
 view only the units that are qualified for Energy Star (R).
 Energy Star(R) Zone: North Central
 Room Location: Other I
 Material: Vinyl
 Frame Type(Overall Width): Replacement Frame (3 1/4"
 OAW - No Fin)
 Sloped Sill Adaptor: Yes - Included
 Head Expander: No - Not Included
 Configuration: One Wide
 Frame Size Width: 32"
 Frame Size Height: 54"
 Vent Size: 1/2 Vent
 Exterior Finish: White
 Interior Finish: White
 Glazing: Advanced Low-E
 Argon Gas Filled IG: Yes - Argon Gas
 Tempered Glass: Annealed
 Grilles Between Glass Type: 3/4" Contour
 Grille Pattern: Standard Colonial
 Top Sash Lite Pattern: 3W2H
 Bottom Sash Lite Pattern: 3W2H
 Hardware: 2 Cam/Keeper Lock Sets
 Hardware Color: White
 Screen: Half Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)?: Not Installed
 By Lowe's (R)
 Lead Time: 23
 M2O Order Type: No

***This price reflects a 15% off Promotion on SOS
 ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
 10/21/14***

This quote is good 10/01/14 to 10/21/14

\$218.18

1

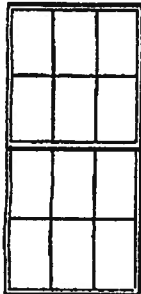
\$218.18

0007

RO Size = 28 1/4" W x 58

1/4" H

Frame Size = 28" W x 58" H



Manufacturer: ThermaStar by Pella (R)

28" x 58"

Product: Windows

Type: Double Hungs

Manufacturer: ThermaStar by Pella (R)

Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).

Energy Star(R) Zone: North Central

Room Location: Other 1

Material: Vinyl

Frame Type(Overall Width): Replacement Frame (3 1/4"

OAW - No Fin)

Sloped Sill Adaptor: Yes - Included

Head Expander: No - Not Included

Configuration: One Wide

Frame Size Width: 28"

Frame Size Height: 58"

Vent Size: 1/2 Vent

Exterior Finish: White

Interior Finish: White

Glazing: Advanced Low-E

Argon Gas Filled IG: Yes - Argon Gas

Tempered Glass: Annealed

Grilles Between Glass Type: 3/4" Contour

Grille Pattern: Standard Colonial

Top Sash Lite Pattern: 3W2H

Bottom Sash Lite Pattern: 3W2H

Hardware: 1 Cam/Keeper Lock Set

Hardware Color: White

Screen: Half Unit Fiberglass Screen

Design Performance: Standard

Will This Product Be Installed By Lowe's (R)?: Not Installed By Lowe's (R)

Lead Time: 23

M2O Order Type: No

***This price reflects a 15% off Promotion on SOS

ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to 10/21/14***

This quote is good 10/01/14 to 10/21/14

\$218.18

1

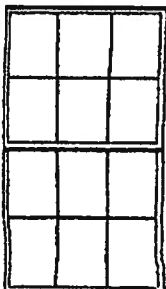
\$218.18

0008

RO Size = 34 1/4" W x 60

1/4" H

Frame Size = 34" W x 60" H



Manufacturer: ThermaStar by Pella (R)

34" x 60"

Product: Windows

Type: Double Hungs

Manufacturer: ThermaStar by Pella (R)

Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).

Energy Star(R) Zone: North Central

Room Location: Other 1

Material: Vinyl

Frame Type(Overall Width): Replacement Frame (3 1/4"

OAW - No Fin)

Sloped Sill Adaptor: Yes - Included

\$233.40

1

\$233.40

Head Expander: No - Not Included
 Configuration: One Wide
 Frame Size Width: 34"
 Frame Size Height: 60"
 Vent Size: 1/2 Vent
 Exterior Finish: White
 Interior Finish: White
 Glazing: Advanced Low-E
 Argon Gas Filled IG: Yes - Argon Gas
 Tempered Glass: Annealed
 Grilles Between Glass Type: 3/4" Contour
 Grille Pattern: Standard Colonial
 Top Sash Lite Pattern: 3W2H
 Bottom Sash Lite Pattern: 3W2H
 Hardware: 2 Cam/Keeper Lock Sets
 Hardware Color: White
 Screen: Half Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)? : Not Installed
 By Lowe's (R)
 Lead Time: 23
 M2O Order Type: No

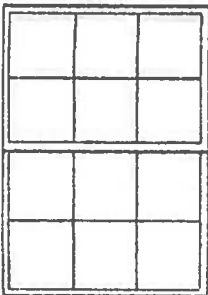
***This price reflects a 15% off Promotion on SOS
 ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
 10/21/14***

This quote is good 10/01/14 to 10/21/14

0009

RO Size = 32 1/4" W x 44
 1/4" H

Frame Size = 32" W x 44" H



Manufacturer: ThermaStar by Pella (R)

32" x 44"

Product: Windows

Type: Double Hungs

Manufacturer: ThermaStar by Pella (R)

Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).

Energy Star(R) Zone: North Central

Room Location: Other I

Material: Vinyl

Frame Type(Overall Width): Replacement Frame (3 1/4"

OAW - No Fin)

Sloped Sill Adaptor: Yes - Included

Head Expander: No - Not Included

Configuration: One Wide

Frame Size Width: 32"

Frame Size Height: 44"

Vent Size: 1/2 Vent

Exterior Finish: White

Interior Finish: White

Glazing: Advanced Low-E

Argon Gas Filled IG: Yes - Argon Gas

Tempered Glass: Annealed

Grilles Between Glass Type: 3/4" Contour

Grille Pattern: Standard Colonial

Top Sash Lite Pattern: 3W2H

\$199.16

1

\$199.16

Bottom Sash Lite Pattern: 3W2H
 Hardware: 2 Cam/Keeper Lock Sets
 Hardware Color: White
 Screen: Half Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)?: Not Installed
 By Lowe's (R)
 Lead Time: 23
 M2O Order Type: No

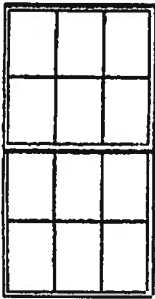
 ***This price reflects a 15% off Promotion on SOS
 ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
 10/21/14***

 This quote is good 10/01/14 to 10/21/14

0010

RO Size = 32 1/4" W x 60
 1/4" H

Frame Size = 32" W x 60" H



Manufacturer: ThermaStar by Pella (R)

32" x 60"
 Product: Windows
 Type: Double Hungs
 Manufacturer: ThermaStar by Pella (R)
 Energy Star(R) Qualified Products Only: Yes - I would like to
 view only the units that are qualified for Energy Star (R).
 Energy Star(R) Zone: North Central
 Room Location: Other 1
 Material: Vinyl
 Frame Type(Overall Width): Replacement Frame (3 1/4"
 OAW - No Fin)
 Sloped Sill Adaptor: Yes - Included
 Head Expander: No - Not Included
 Configuration: One Wide
 Frame Size Width: 32"
 Frame Size Height: 60"
 Vent Size: 1/2 Vent
 Exterior Finish: White
 Interior Finish: White
 Glazing: Advanced Low-E
 Argon Gas Filled IG: Yes - Argon Gas
 Tempered Glass: Annealed
 Grilles Between Glass Type: 3/4" Contour
 Grille Pattern: Standard Colonial
 Top Sash Lite Pattern: 3W2H
 Bottom Sash Lite Pattern: 3W2H
 Hardware: 2 Cam/Keeper Lock Sets
 Hardware Color: White
 Screen: Half Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)?: Not Installed
 By Lowe's (R)
 Lead Time: 23
 M2O Order Type: No

 ***This price reflects a 15% off Promotion on SOS
 ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
 10/21/14***

\$229.59

1

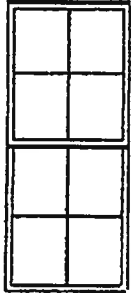
\$229.59

This quote is good 10/01/14 to 10/21/14

0011

RO Size = 21 1/4" W x 48 1/4" H

Frame Size = 21" W x 48" H



Manufacturer: ThermaStar by Pella (R)

21" x 48"

Product: Windows

Type: Double Hungs

Manufacturer: ThermaStar by Pella (R)

Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).

Energy Star(R) Zone: North Central

Room Location: Other I

Material: Vinyl

Frame Type(Overall Width): Replacement Frame (3 1/4"

OAW - No Fin)

Sloped Sill Adaptor: Yes - Included

Head Expander: No - Not Included

Configuration: One Wide

Frame Size Width: 21"

Frame Size Height: 48"

Vent Size: 1/2 Vent

Exterior Finish: White

Interior Finish: White

Glazing: Advanced Low-E

Argon Gas Filled IG: Yes - Argon Gas

Tempered Glass: Annealed

Grilles Between Glass Type: 3/4" Contour

Grille Pattern: Standard Colonial

Top Sash Lite Pattern: 2W2H

Bottom Sash Lite Pattern: 2W2H

Hardware: 1 Cam/Keeper Lock Set

Hardware Color: White

Screen: Half Unit Fiberglass Screen

Design Performance: Standard

Will This Product Be Installed By Lowe's (R)?: Not Installed By Lowe's (R)

Lead Time: 23

M2O Order Type: No

***This price reflects a 15% off Promotion on SOS

ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to 10/21/14***

This quote is good 10/01/14 to 10/21/14

\$185.84

1

\$185.84

0012

RO Size = 32 1/4" W x 36 1/4" H

Frame Size = 32" W x 36" H

Manufacturer: ThermaStar by Pella (R)

32" x 36"

Product: Windows

Type: Double Hungs

Manufacturer: ThermaStar by Pella (R)

Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).

Energy Star(R) Zone: North Central

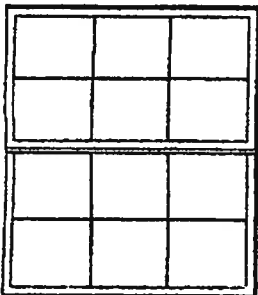
Room Location: Other I

Material: Vinyl

\$183.94

2

\$367.88



Frame Type(Overall Width): Replacement Frame (3 1/4"
OAW - No Fin)
Sloped Sill Adaptor: Yes - Included
Head Expander: No - Not Included
Configuration: One Wide
Frame Size Width: 32"
Frame Size Height: 36"
Vent Size: 1/2 Vent
Exterior Finish: White
Interior Finish: White
Glazing: Advanced Low-E
Argon Gas Filled IG: Yes - Argon Gas
Tempered Glass: Annealed
Grilles Between Glass Type: 3/4" Contour
Grille Pattern: Standard Colonial
Top Sash Lite Pattern: 3W2H
Bottom Sash Lite Pattern: 3W2H
Hardware: 2 Cam/Keeper Lock Sets
Hardware Color: White
Screen: Half Unit Fiberglass Screen
Design Performance: Standard
Will This Product Be Installed By Lowe's (R)?: Not Installed
By Lowe's (R)
Lead Time: 23
M2O Order Type: No

***This price reflects a 15% off Promotion on SOS
ThermaStar by Pella (R) Windows & Patio Doors - 10/01/14 to
10/21/14***

This quote is good 10/01/14 to 10/21/14

Project Total: \$7,751.56

Salesperson: CHRISTOPH CAREY (S1602CC1)

Accepted by: _____

Date: 10/01/2014

Print this Page

This Millwork Quote is valid until 10/ 7/2014. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.



716 S Washington

716 S
Washington





716
S Washington

716 S Washington



716 S Washington



716 S Washington



702 S Cameron



109 E Mammoth



109 E Wampanoag





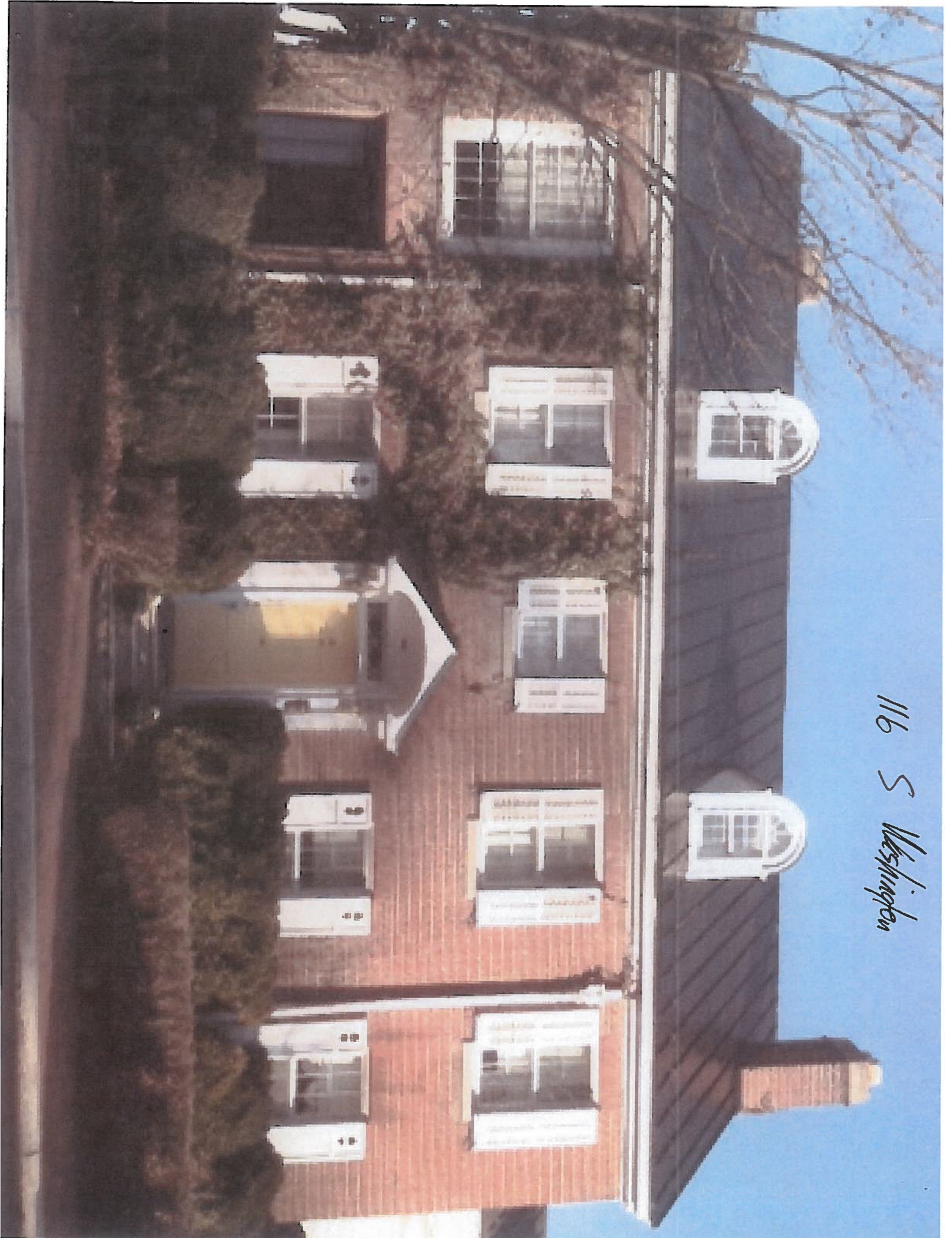
502

502
Kent



502 S Kent

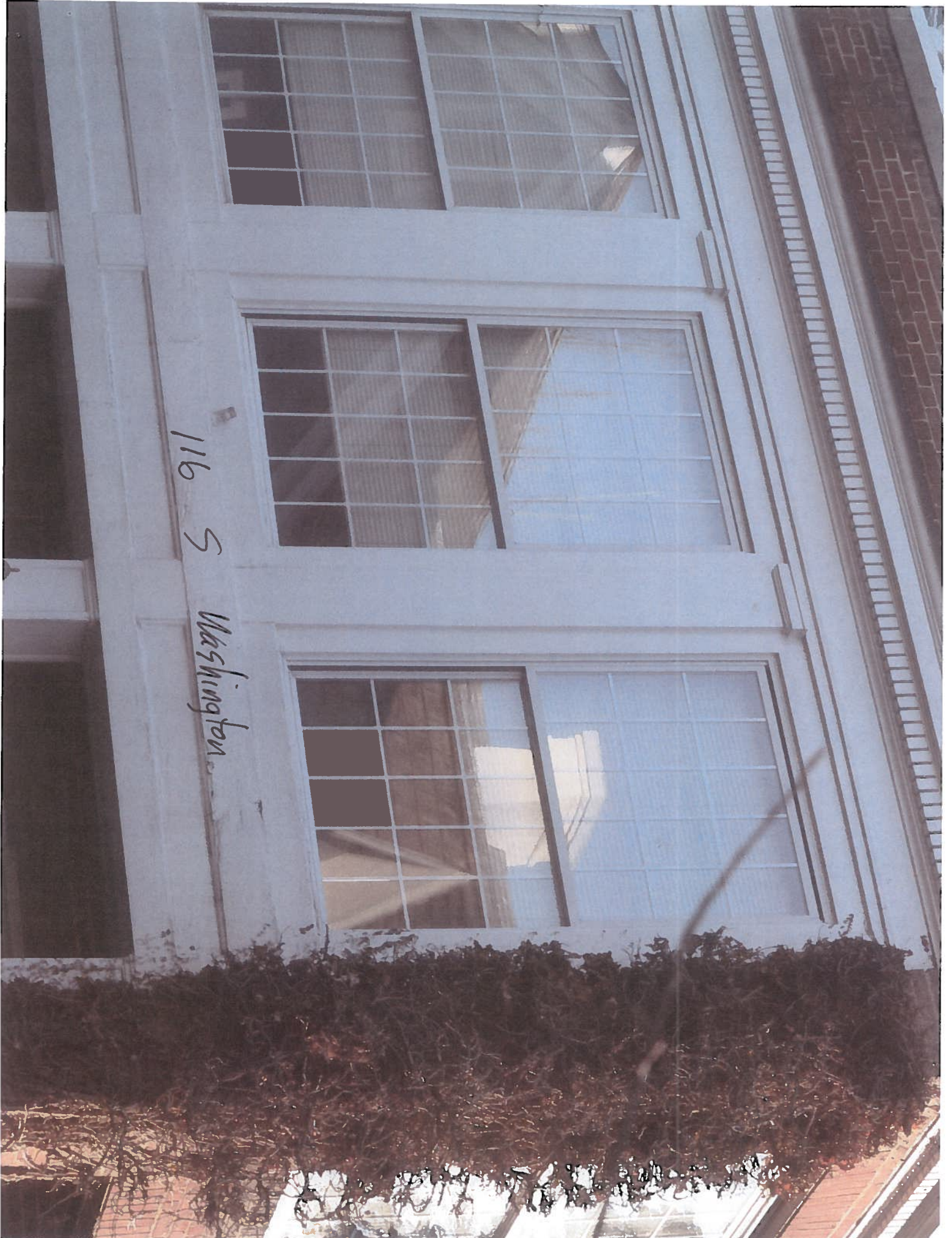
116 S Washington



116 S Washington



116 S Washington





116 S Washington



601
S Lamon

601

601

601 S Cameron





409

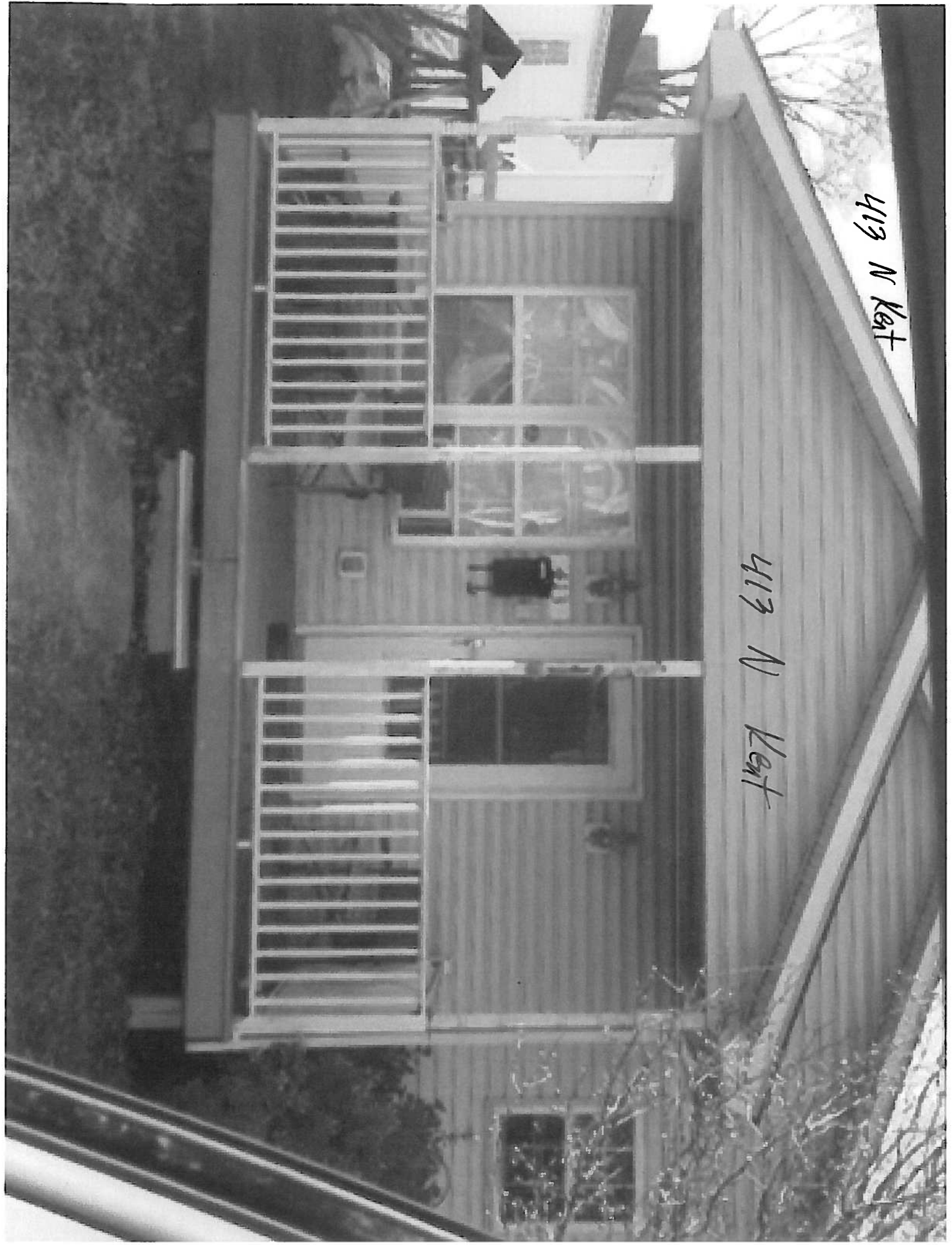
409 N Kat

409 N Kent



413 N Kent

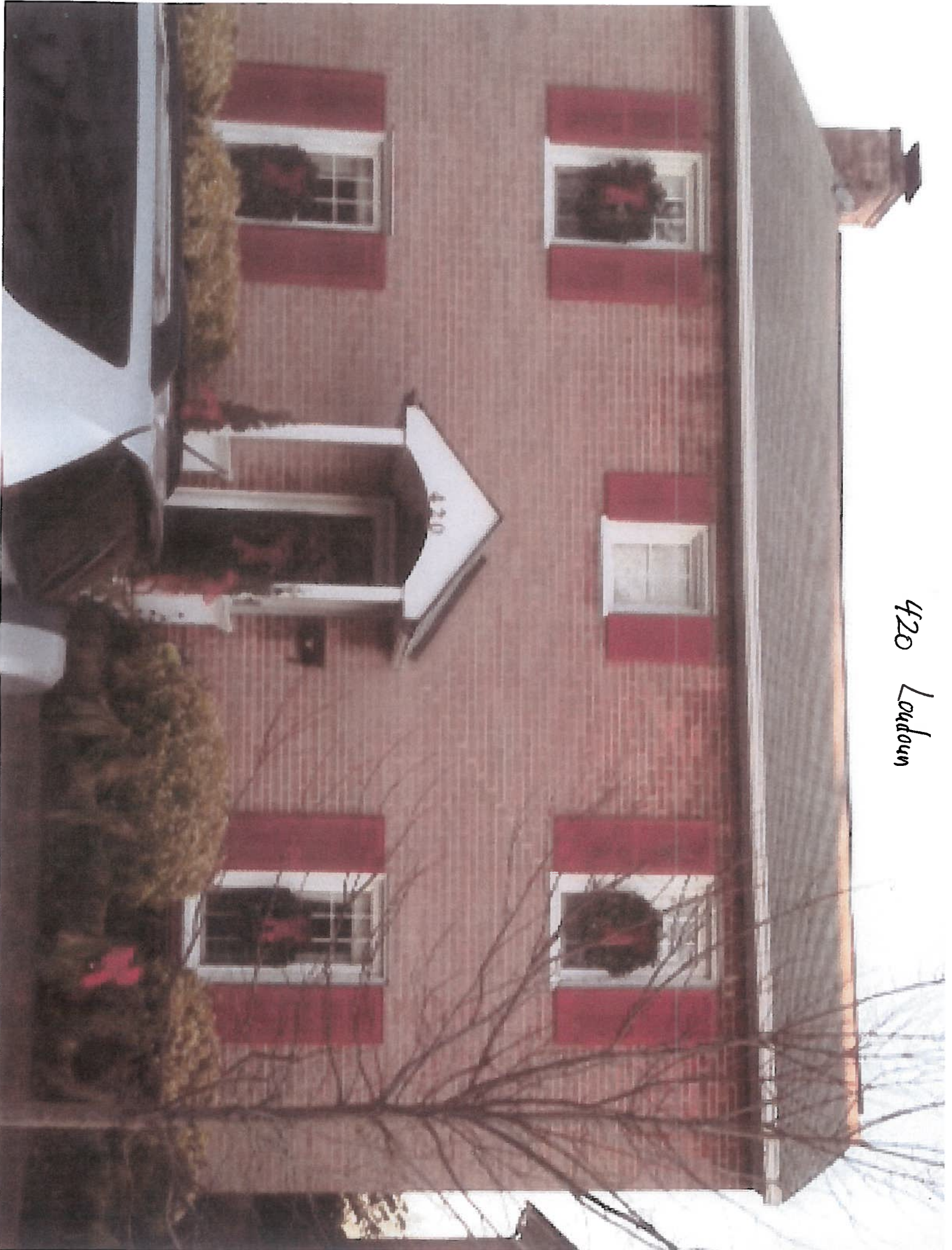
413 N Kent



413 N Kent



420 Loudoun



447 N Braddock



517 N Bradlock



453
N Braddock



506 S Braddock



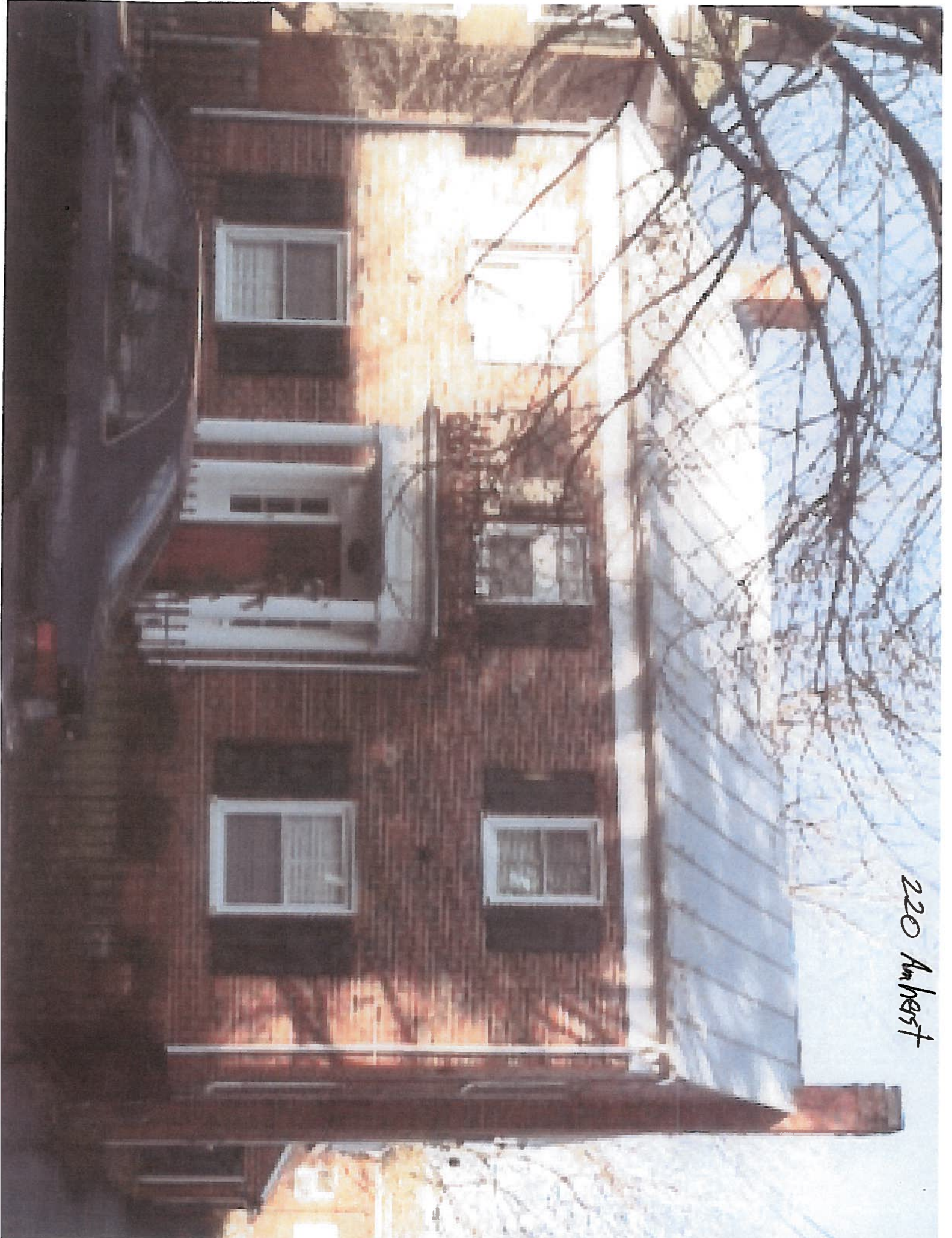


124 W
Fairfax

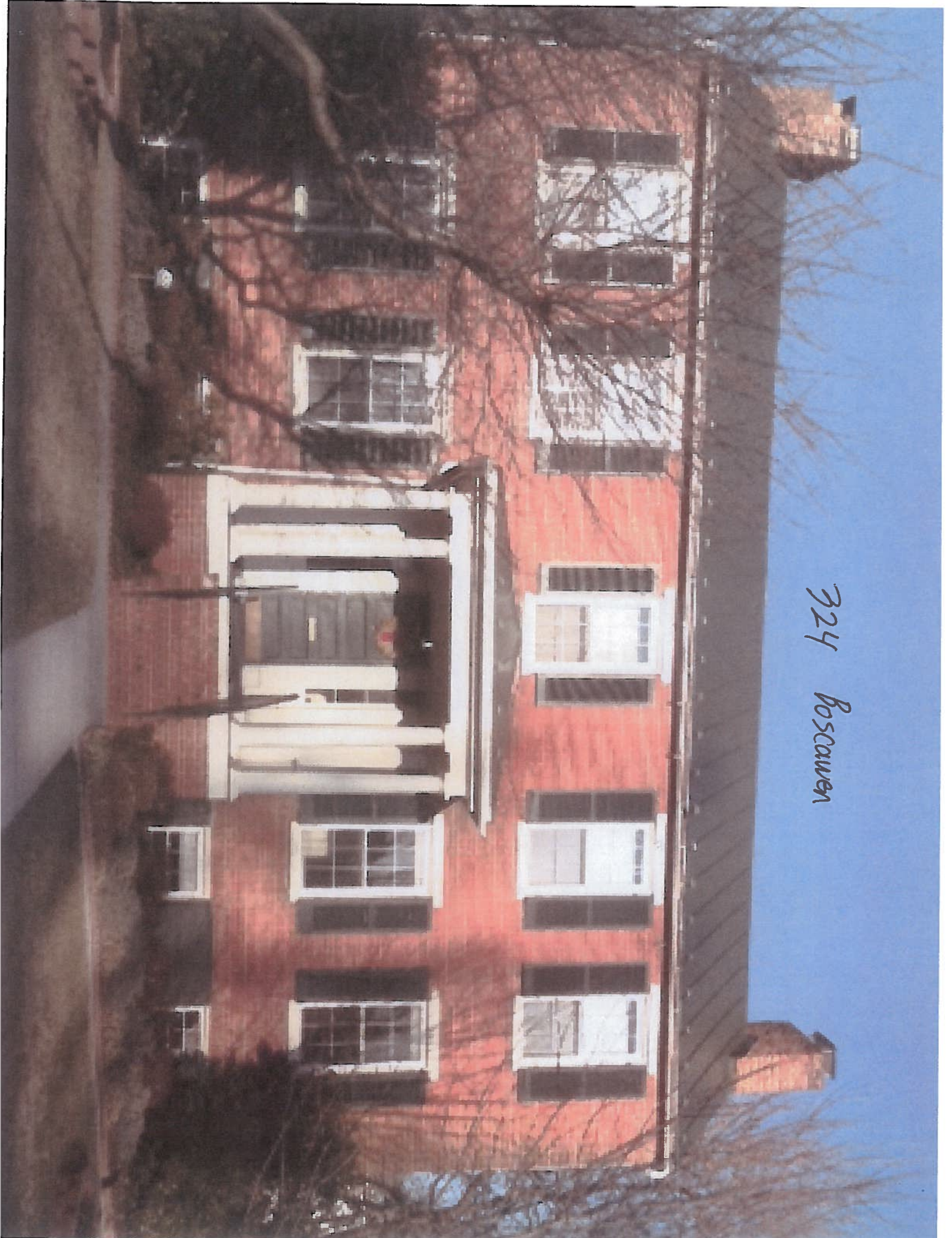
215 N Washington



220 Amherst



324 Boscawen





331

N

Bradlock

402 N Loudoun



403 S Redlock



Rear windows are vinyl
Front windows are wood



CERTIFICATE #: BAR- 14-758
DATE SUBMITTED: 12/8/14



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

JOHN AND BETH ELGIN
Applicant
540-550-6668
Telephone
446 N. BRADDOCK ST
Street Address
mikeelgin@verizon.net
E-mail address
WINCHESTER, VA 22601
City / State / Zip

ELIZABETH DEPROSPERO ELGIN
Property Owner (Name as appears in Land Records)
540-723-0755
Telephone
mikeelgin@verizon.net
E-mail address
446 N. BRADDOCK ST
Street Address
WINCHESTER, VA 22601
City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 446 N. BRADDOCK ST Use: _____

Zoning: _____ (HW) Year Constructed: 1920 Historic Plaque? Y() N(☒) Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input checked="" type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☒ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) 12/18/14 1/15/15

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☒ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

SIDE PORCH

HIP ROOF
METAL
BLACK STANDING
SEAM ROOF

WHITE TRIM

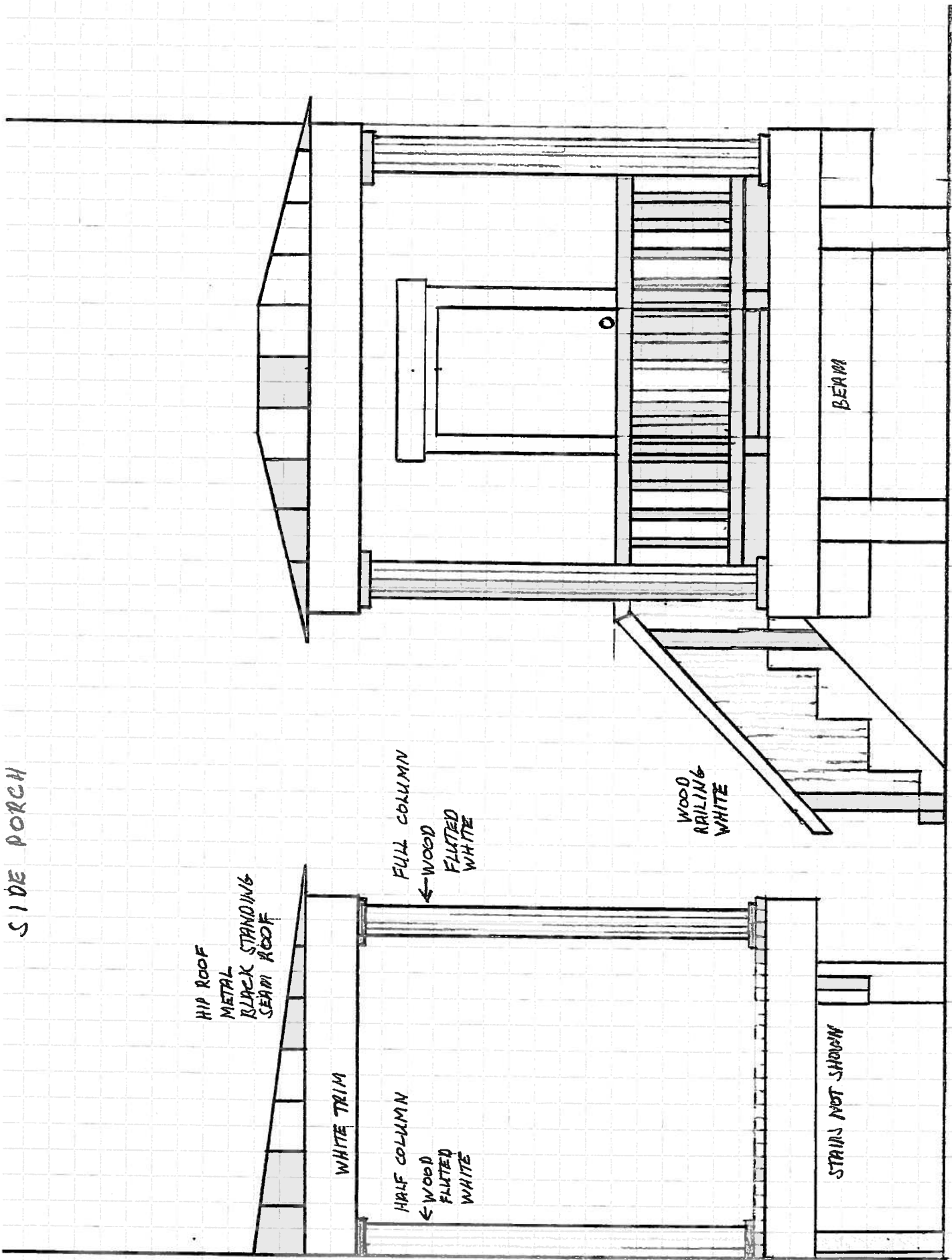
← HALF COLUMN
WOOD
FLUTED
WHITE

← FULL COLUMN
WOOD
FLUTED
WHITE

WOOD
RAILING
WHITE

STAIRS NOT SHOWN

BEAM



Side Porch for 446 North Braddock Street

Application for side porch addition similar to front porch.

8 inch Fluted Wood Columns painted white to match front porch.

Black standing seam metal hip roof.

Wood railing painted white similar to front porch railings.

Floor painted Blue Gray Sky to match front porch floor color.

Paint front porch roof black to match new side porch roof color.







Actual colors may vary slightly due to lighting, surface and product being used. [†]Ready-mix colors, not available in all stores.
 Los colores reales pueden variar levemente debido a la iluminación, la superficie y el producto que se use. [†]Los colores ya mezclados, no están disponibles en todas las tiendas.

CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 446 N. Bradock St. Present Use: Residential
 Map & Parcel: 173 - (1) Assessed Value: 137,335
 Tract & Block: I-19 Historic Name: _____
 Present Owner: Kathleen Boyd Original Owner: _____
 Address: _____ Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1930's

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
 B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4 -

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. _____

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None
 Architectural Description

This standard rectangular house has a hip roof with dormer, 3 bays up and 2 down (door and triple window), segmentally arched window frames and splayed arches and a door framed by a transom and sidelights. There is a full facade Colonial Revival porch.

Historical Significance:

National State/Regional Local None

Historical Description

References:





City of Winchester

446 North Braddock Street

Tax Map Number: 173-1-I-19-

DHR Resource Number: 138-0042-0125

Resources: 1 single dwelling; 1 garage; 1 shed

Date/Period: ca. 1925

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: Located on the east side of North Braddock Street, this two-story dwelling is sited parallel to the roadway and is set back slightly from the street. Sloping to the east, this lot is marked by foundation plantings and a manicured lawn. A tall pine tree dominates the backyard space. A concrete walkway extends from the front porch to meet the concrete sidewalk. A narrow concrete path extends from the sidewalk along the south side of the dwelling and to a set of concrete steps leading to a rear entry. Enclosed by a wooden privacy fence, the backyard extends east to a gravel parking pad adjacent to Lafayette Place, a gravel drive.

Secondary Resource Summary: A garage and a shed are located in the rear of the backyard.

Primary Resource Description: This two-story, two-bay Colonial Revival-style building has an American four-square form. Constructed ca. 1925, this single-family dwelling is set on a solid foundation with a scored parged exterior. Stretcher-bond brickwork dresses this masonry structure, which is capped by an asphalt-shingled hipped roof. Overhanging eaves, a staple of the form, are finished with ogee bed molding. An interior brick chimney pierces the northern slope of the roof. A dormer is located on the western slope, which faces the street. Clad in asphalt shingles and with overhanging eaves, this half-hipped dormer is fenestrated with a ribbon of three 1/1, double-hung, vinyl-sash windows set in a square-edge wood surround.

Located in the northern bay of the façade (west elevation), the main entry holds a single-leaf, paneled wood door flanked by five-light sidelights. A five-light transom tops the opening, which is set beneath a soldier brick segmental arch. Flanking the door opening to the south is a tripartite window. All window openings contain 1/1, double-hung sash with concrete sills and soldier brick segmental arches. The second story has three window openings. A one-story, full-width porch shelters the first story of the façade. Set on a concrete pier foundation infilled with lattice, the half-hipped porch has an asphalt shingle roof. Fluted Tuscan columns support the roof and are accompanied by turned wood balusters. The porch has a wood deck.

Fenestration of the north and south (side) elevations includes single-light, wood-sash awning basement windows. These narrow openings abut the top of the parged foundation. First- and second-story window openings, containing 1/1, double-hung sash are juxtaposed by a window opening set between stories.

A feature of this building shared with many on the block is the two-story, integral rear porch. In this instance, the porch has been enclosed with Hardieplank and laced with 1/1, double-hung, wood-sash windows. A single-leaf paneled wood door provides access to the south (side) elevation via concrete steps. The brick pier of the porch has been infilled with wood planks. The northern bay of the rear elevation is not part of the integral porch and has the same masonry construction and finish as the rest of the exterior.

Secondary Resource Description: Located at the rear of the property, fronting a small gravel parking pad, is a one-story, one-bay garage. Based on its form, materials, and Sanborn Fire Insurance Company maps, this building appears to have been constructed ca. 1925. Set on a solid parged foundation, this masonry structure has stretcher-bond brickwork and an asphalt-shingled hipped roof. Overhanging eaves complete the roofline. The east elevation, which faces the alley, has a wide, double-leaf paneled wood door with lights set beneath a heavy wood lintel. The north and south (side) elevations are pierced by 6/6, double-hung, wood-sash windows with rowlock brick sills and flat arches. A single-leaf, paneled wood door with four lights is located on the west elevation.

Secondary Resource Description: This one-story, one-bay prefabricated shed, based on its form and materials, appears to have been constructed ca. 2000. The wood-frame structure is clad in T1-11 vertical siding and capped by a side-gabled roof of asphalt shingles. The façade (south elevation) holds a double-leaf, paneled wood door with strap hinges.

Significance Statement: This single-family dwelling, designed in the Colonial Revival style with a American four-square form, is indicative of the domestic architecture constructed along North Braddock Street in the City of Winchester during the first part of the twentieth century. Judging by the form and materials of the dwelling, as well as by using Sanborn Fire Insurance maps, this dwelling can be given a circa 1925 date of construction. This single dwelling retains integrity of materials, workmanship, and design. Further, this dwelling retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Website: www.winchesterva.gov

December 18, 2014

John and Beth Elgin
446 N. Braddock Street
Winchester, VA 22601

Dear Mr. and Mrs. Elgin:

On Thursday, December 18, 2014, the Board of Architectural Review acted on the following request:

BAR-14-758 Request of John and Beth Elgin for a Certificate of Appropriateness to build a side porch addition at 446 North Braddock Street.

On a vote of 3-0, the Board voted to table the request until the January 15, 2015 meeting.

Please do not hesitate to contact me should you have any questions at 667-1815, ext. 1413.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joshua K. Crump", is written over a horizontal line.

Joshua K. Crump
Planner I